Karen Johnson Davidson County
Batch# 967789 DEEDWARR
02/06/2023 09:48:38 AM 2 pgs
Fees: $13.00 Taxes: $4,551.00
20230206-0008374

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($1,230,000.00) cash in hand paid, the receipt of which is hereby acknowledged, ROBERT ERIC THORNTON, UNMARRIED ("the Grantor") has this day bargained and sold, and by these presents does transfer and convey unto THOMAS J. PRESCOTT AND NANCY T. PRESCOTT, HUSBAND AND WIFE, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being the East 5 feet of Lot No. 4, and the West 45 feet of Lot No. 5, on the map of Hardison and Young's Lots in West End Park as of record in Deed Book 421, Page 190, Register's Office for said county. Said parts of Lot Nos. 4 and 5 front together 50 feet on the northerly side of a 50 foot strip of ground lying between the north line of Murphy Road, and said Plan of lots and run back between parallel line 150 feet to an alley.
>
> Being the same property conveyed to Robert Eric Thornton, unmarried, by deed from Thomas L. Rice, unmarried, dated March 1, 2022, and of record in Instrument No. 20220301-0022955, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Murphy Road and an alley.
>
> 2. All matters shown on plat of record in Deed Book 421, Page 190, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2023 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

ANDREW CHASE THORNTON executes this instrument on behalf of ROBERT ERIC THORNTON pursuant to a General Power of Attorney dated May 15, 2017, and of record in Instrument No. 20190412-0033567, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this 3rd day of February, 2023.

ROBERT ERIC THORNTON

By: ANDREW CHASE THORNTON,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ANDREW CHASE THORNTON, Attorney in Fact for ROBERT ERIC THORNTON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as the free act and deed of the said ROBERT ERIC THORNTON for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 3rd day of February, 2023

NOTARY PUBLIC

My commission expires: 10/19/2024

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 10/19/2024
COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of February, 2023.

NOTARY PUBLIC

My commission expires: 10/19/2024

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 10/19/2024
COUNTY OF DICKSON

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Map & Parcel No: 104-05-0-082.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
THOMAS J. PRESCOTT and NANCY T. PRESCOTT
3520 Murphy Rd
Nashville, TN 37205